

M^CCLANCY ENGINEERING

305 Collinwood Drive
Burlington, NC 27215

919.387.7776
service@mcclancyeng.com

March 25, 2024

RestorePro

Attention: Isaac Edge

via email to: Isaac.edge@truststorepro.com

Re: Structural Investigation
95 Johnson Black Ln., Dunn, NC
File #24-1033

Mr. Edge:

As authorized, McClancy Engineering, PC performed a limited structural assessment at the above site on February 26, 2024. The site inspection was performed and this report written by John McClancy, P.E., president of McClancy Engineering, PC.

The purpose of this assignment was to evaluate the structural damages to a wood-frame dwelling due to a structural fire.

There were structural damages to the roof sheathing, rafters and joists in the center of the house.

The following structural repairs are necessary:

- Demolish and replace damaged ceiling joists with 2x6 #2 SPF or SYP, @ 16" oc. Double existing 2x4 rafters and install 1x4 collar ties for 2 rafters bays beyond the damages.

The comments and conclusions contained in this report are based primarily on the observations of apparent performance of the structure and the qualified knowledge and experience of this office. All conclusions are considered accurate to a reasonable degree of engineering certainty based on the evidence available at the time the report

RestorePro
Re: 95 Johnson Black Ln., Dunn, NC
Project # 24-1033

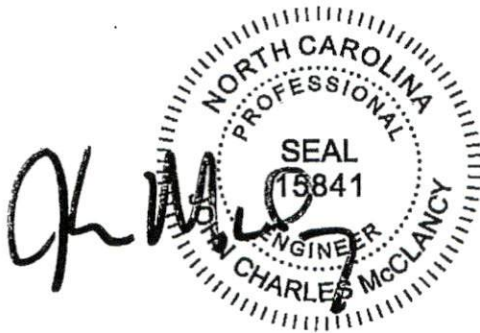
March 25, 2024
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was issued. All conclusions are subject to revision based on receipt of new or additional information.

All services are provided exercising a level of care and diligence equivalent to other professional engineers providing similar services under similar conditions. No other warranty, expressed or implied is offered. Our services are confidential in nature and we will not release this report to any other party without your express consent. The use of this engineering work is limited to the express purpose for which it was commissioned and it may not be reused, copied or distributed for any other purpose without the express written permission of McClancy Engineering.

Please call if you have any questions or we can be of further assistance. Thank you for using McClancy Engineering.

Respectfully submitted,
McCLANCY ENGINEERING, PC



John McClancy, PE
McClancy Engineering, PC
NCPE #15841
Firm #C-2205

JCM/tzm



RestorePro Reconstruction

Abbreviated

8018 Raeford Rd Suite 106,
Fayetteville, NC 28304
(919)-835-0676

Insured: LANCE BLACK
Property: 95 JOHNSON BLACK LN
DUNN, NC 28334-4970
Home: 95 JOHNSON BLACK LN
DUNN, NC 28334-4970

Home: (910) 824-9409

Claim Rep.: Cora S. Hair
Position: Estimator
Company: RestorePro Reconstruction
Business: 8018 Raeford Rd Suite 106
Fayetteville, NC 28304

Business: (910) 500-2949
E-mail: cora.hair@trustrestorepro.com

Estimator: Cora S. Hair
Position: Estimator
Company: RestorePro Reconstruction
Business: 8018 Raeford Rd Suite 106
Fayetteville, NC 28304

Business: (910) 500-2949
E-mail: cora.hair@trustrestorepro.com

Claim Number: 3361C250T

Policy Number: 33E7N9889

Type of Loss: Fire

Date Contacted: 1/4/2024 12:00 AM
Date of Loss: 12/28/2023 12:00 AM
Date Inspected: 2/6/2024 12:00 AM
Date Est. Completed: 2/14/2024 6:14 PM

Date Received: 12/28/2023 12:00 AM
Date Entered: 1/4/2024 9:47 AM

Price List: NCF8X_JAN24
Restoration/Service/Remodel
Estimate: LANCE_BLACK-RCN



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LANCE_BLACK-RCN

General Conditions

DESCRIPTION	QTY	UNIT PRICE	TOTAL
1. Tandem axle dump trailer - per load - including dump fees	1.00 EA @	235.16 =	235.16

Main Level

Main Level

DESCRIPTION	QTY	UNIT PRICE	TOTAL
2. Electrician - per hour Perform Electrical inspection	4.00 HR @	110.69 =	442.76

Den		Height: 8'
Missing Wall - Goes to Floor	4' 10" X 6' 8"	Opens into HALLWAY
Door	2' 6" X 6' 8"	Opens into BR2
Window	5' X 4'	Opens into Exterior
Window	2' 5" X 4'	Opens into Exterior
Door	3' X 6' 8"	Opens into Exterior
Window	2' 5" X 4'	Opens into Exterior

DESCRIPTION	QTY	UNIT PRICE	TOTAL
*****CEILING*****			
3. R&R Blown-in insulation - 12" depth - R30	237.67 SF @	2.64 =	627.44
4. 1/2" drywall - hung, taped, ready for texture	55.00 SF @	2.26 =	124.30
5. Light bulb - Incand. standard bulb - 1000 hr - mat. only	3.00 EA @	1.08 =	3.24
6. R&R Ceiling fan & light	1.00 EA @	406.01 =	406.01
7. Tear off painted acoustic ceiling (popcorn) texture	182.67 SF @	1.24 =	226.51
8. Acoustic ceiling (popcorn) texture	237.67 SF @	1.05 =	249.55
9. Paint acoustic ceiling (popcorn) texture - 1 coat	237.67 SF @	0.75 =	178.25
10. Crown molding - 3 1/4"	20.00 LF @	4.97 =	99.40
11. Seal (1 coat) & paint (1 coat) crown molding	61.67 LF @	1.55 =	95.59
*****WALLS*****			
12. R&R Window blind - PVC - 2" - 7.1 to 14 SF	4.00 EA @	105.97 =	423.88
13. Seal/prime (1 coat) then paint (1 coat) the surface area	461.94 SF @	0.98 =	452.70
14. Paint door slab only - 2 coats (per side)	2.00 EA @	39.42 =	78.84
15. Paint door/window trim & jamb - 2 coats (per side)	5.00 EA @	32.50 =	162.50
16. Baseboard - 3 1/4"	56.83 LF @	4.03 =	229.02



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CONTINUED - Den

DESCRIPTION	QTY	UNIT PRICE	TOTAL
17. Seal (1 coat) & paint (1 coat) baseboard *****FLOOR*****	56.83 LF @	1.50 =	85.25
18. Underlayment - 3/4" particle board	237.67 SF @	2.17 =	515.74
19. Carpet pad	237.67 SF @	0.61 =	144.98
20. Carpet	270.75 SF @	3.62 =	980.12

Hallway

Height: 8'

Missing Wall - Goes to Floor	3' X 6' 8"	Opens into KITCHEN2
Door	2' 5" X 6' 8"	Opens into HALL_CLOSET
Door	2' 6" X 6' 8"	Opens into BR2
Missing Wall - Goes to Floor	4' 10" X 6' 8"	Opens into DEN
Window	2' 5" X 4'	Opens into Exterior

DESCRIPTION	QTY	UNIT PRICE	TOTAL
*****CLEANING*****			
21. Clean the surface area	395.78 SF @	0.45 =	178.10
22. Clean window unit (per side) 3 - 9 SF	1.00 EA @	13.42 =	13.42
23. Clean door / window opening (per side)	3.00 EA @	16.54 =	49.62
24. Clean light fixture	2.00 EA @	13.47 =	26.94
25. Clean baseboard	51.83 LF @	0.45 =	23.32
26. Clean outlet or switch	8.00 EA @	4.42 =	35.36
27. Clean fireplace face & mantel	15.00 SF @	1.80 =	27.00
*****CEILING*****			
28. Detach & Reset Light fixture	2.00 EA @	59.23 =	118.46
29. R&R Acoustic ceiling (popcorn) texture	97.33 SF @	1.67 =	162.54
30. Paint acoustic ceiling (popcorn) texture - 1 coat	97.33 SF @	0.75 =	73.00
31. Paint crown molding - one coat	60.67 LF @	1.02 =	61.88
32. R&R Smoke detector	1.00 EA @	81.03 =	81.03
*****WALLS*****			
33. R&R Wallpaper border	395.78 LF @	3.76 =	1,488.13
34. Prep wall for wallpaper	395.78 SF @	0.67 =	265.17
35. Paint the surface area - one coat	395.78 SF @	0.69 =	273.09
36. Paint door or window opening - 1 coat (per side)	3.00 EA @	22.05 =	66.15
37. Baseboard - 3 1/4"	6.00 LF @	4.03 =	24.18



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CONTINUED - Hallway

DESCRIPTION	QTY	UNIT PRICE	TOTAL
38. Seal (1 coat) & paint (1 coat) baseboard	6.00 LF @	1.50 =	9.00
39. Seal & paint fireplace mantel	15.00 LF @	5.16 =	77.40
40. R&R Window blind - PVC - 1" - 7.1 to 14 SF	1.00 EA @	79.58 =	79.58
*****FLOOR*****			
41. Carpet pad	97.33 SF @	0.61 =	59.37
42. Carpet	125.42 SF @	3.62 =	454.02
43. Screw down existing subfloor - eliminate floor squeaks	97.33 SF @	0.96 =	93.44

BR1			Height: 8'
Door	2' 8" X 6' 8"	Opens into BR4	
Door	2' 6" X 6' 8"	Opens into BATH2	
Window	2' 5" X 4'	Opens into Exterior	
Door	2' 6" X 6' 8"	Opens into DEN	
Door	2' 6" X 6' 8"	Opens into HALLWAY	
Subroom: Closet (1)			Height: 8'
Missing Wall - Goes to Floor	2' 5" X 6' 8"	Opens into BR2	
Subroom: BedRm1 Clst (2)			Height: 8'
Door	2' 5" X 6' 8"	Opens into MBR	

DESCRIPTION	QTY	UNIT PRICE	TOTAL
*****CEILING*****			
44. Clean floor or roof joist system - Heavy	196.11 SF @	1.71 =	335.35
45. Blown-in insulation - 12" depth - R30	196.11 SF @	1.32 =	258.87
46. Seal attic framing for odor control - up to 5/12	196.11 SF @	1.15 =	225.53
47. R&R Rafters - 2x8 - stick frame roof (using rafter length)	72.00 LF @	6.19 =	445.68
48. 1/2" drywall - hung, taped, ready for texture	196.11 SF @	2.26 =	443.21
49. Acoustic ceiling (popcorn) texture	196.11 SF @	1.05 =	205.92
50. Paint acoustic ceiling (popcorn) texture - 1 coat	196.11 SF @	0.75 =	147.08
51. Attic entrance cover and trim	1.00 EA @	97.10 =	97.10
52. Seal (1 coat) & paint (1 coat) casing	7.33 LF @	1.52 =	11.14
53. Light fixture	1.00 EA @	75.10 =	75.10
54. Crown molding - 3 1/4"	76.33 LF @	4.97 =	379.36
55. Seal (1 coat) & paint (1 coat) crown molding	76.33 LF @	1.55 =	118.31



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CONTINUED - BR1

DESCRIPTION	QTY	UNIT PRICE	TOTAL
56. Light bulb - Incand. standard bulb - 1000 hr - mat. only	1.00 EA @	1.08 =	1.08
57. Smoke detector	1.00 EA @	65.97 =	65.97
*****WALLS*****			
58. Window blind - PVC - 2" - 7.1 to 14 SF	1.00 EA @	92.31 =	92.31
59. Baseboard - 3 1/4"	76.33 LF @	4.03 =	307.61
60. Seal (1 coat) & paint (1 coat) baseboard	76.33 LF @	1.50 =	114.50
61. Window trim set (casing & stop)	12.17 LF @	6.60 =	80.32
62. Door knob - interior	2.00 EA @	42.75 =	85.50
63. Paint door/window trim & jamb - 2 coats (per side)	7.00 EA @	32.50 =	227.50
64. Paint door slab only - 2 coats (per side)	4.00 EA @	39.42 =	157.68
65. Interior door unit	2.00 EA @	327.49 =	654.98
66. Seal/prime (1 coat) then paint (1 coat) the surface area	648.83 SF @	0.98 =	635.85
67. 1/2" drywall - hung, taped, floated, ready for paint	648.83 SF @	2.56 =	1,661.00
68. TV Brackets - Wall mounted	1.00 EA @	175.54 =	175.54
69. Door stop - wall or floor mounted	2.00 EA @	14.83 =	29.66
70. Door opening (jamb & casing) - up to 32"wide - paint grade	1.00 EA @	173.17 =	173.17
71. Clean window unit (per side) 10 - 20 SF	2.00 EA @	19.17 =	38.34
72. Window sill	2.17 LF @	3.19 =	6.92
73. Seal & paint window sill	2.20 LF @	2.60 =	5.72
74. Closet shelf and rod package	4.67 LF @	23.66 =	110.49
75. Seal & paint closet shelving - single shelf	1.00 EA @	52.21 =	52.21
76. Window drapery - hardware - single rod - Small	1.00 EA @	58.52 =	58.52
77. R&R 110 volt copper wiring run, box and outlet	3.00 EA @	92.18 =	276.54
78. R&R 110 volt copper wiring run, box and switch	1.00 EA @	92.96 =	92.96
*****FLOOR*****			
79. Underlayment - 3/4" particle board	196.11 SF @	2.48 =	486.35
80. Carpet pad	196.11 SF @	0.61 =	119.63
81. Carpet	230.92 SF @	3.62 =	835.93
82. Heat/AC register - Floor register	1.00 EA @	18.19 =	18.19

Bath2

Height: 8'

Door

2' 6" X 6' 8"

Opens into BR2

DESCRIPTION

QTY

UNIT PRICE

TOTAL



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CONTINUED - Bath2

DESCRIPTION	QTY	UNIT PRICE	TOTAL
*****CEILING*****			
83. R&R Blown-in insulation - 12" depth - R30	33.24 SF @	2.64 =	87.76
84. R&R Acoustic ceiling (popcorn) texture	33.24 SF @	1.67 =	55.51
85. Paint acoustic ceiling (popcorn) texture - 1 coat	33.24 SF @	0.75 =	24.93
86. Seal (1 coat) & paint (1 coat) crown molding	23.67 LF @	1.55 =	36.69
*****WALLS*****			
87. Seal/prime (1 coat) then paint (1 coat) the surface area	142.17 SF @	0.98 =	139.33
88. Seal (1 coat) & paint (1 coat) baseboard	13.83 LF @	1.50 =	20.75
89. Paint door slab only - 2 coats (per side)	2.00 EA @	39.42 =	78.84
90. Paint door/window trim & jamb - 2 coats (per side)	3.00 EA @	32.50 =	97.50
91. Window blind - PVC - 2" - 7.1 to 14 SF	1.00 EA @	92.31 =	92.31

BR2

Height: 8'

Door	3' X 6' 8"	Opens into Exterior
Door	2' 8" X 6' 8"	Opens into BR2
Window	2' 5" X 4'	Opens into Exterior

DESCRIPTION	QTY	UNIT PRICE	TOTAL
*****CEILING*****			
92. Blown-in insulation - 12" depth - R30	126.98 SF @	1.32 =	167.61
93. R&R Ceiling fan & light	1.00 EA @	406.01 =	406.01
94. Light bulb - Incand. standard bulb - 1000 hr - mat. only	1.00 EA @	1.08 =	1.08
95. R&R Acoustic ceiling (popcorn) texture	126.98 SF @	1.67 =	212.06
96. Paint acoustic ceiling (popcorn) texture - 1 coat	126.98 SF @	0.75 =	95.24
*****WALLS*****			
97. R&R Wallpaper border	45.67 LF @	3.76 =	171.72
98. Prep wall for wallpaper	45.67 SF @	0.67 =	30.60
99. Seal/prime (1 coat) then paint (1 coat) the surface area	312.06 SF @	0.98 =	305.82
100. Paint door slab only - 2 coats (per side)	2.00 EA @	39.42 =	78.84
101. Prime & paint door slab only - exterior (per side)	1.00 EA @	47.54 =	47.54
102. Paint door/window trim & jamb - 2 coats (per side)	4.00 EA @	32.50 =	130.00
103. Baseboard - 3 1/4"	45.67 LF @	4.03 =	184.05
104. Seal (1 coat) & paint (1 coat) baseboard	45.67 LF @	1.50 =	68.51
105. Window blind - PVC - 2" - 7.1 to 14 SF	1.00 EA @	92.31 =	92.31



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CONTINUED - BR2

DESCRIPTION	QTY	UNIT PRICE	TOTAL
106. Clean window unit (per side) 10 - 20 SF *****FLOOR*****	1.00 EA @	19.17 =	19.17
107. Underlayment - 3/4" particle board	126.98 SF @	2.48 =	314.91
108. Carpet pad	126.98 SF @	0.61 =	77.46
109. Carpet	154.25 SF @	3.62 =	558.39

Kitchen

Height: 8'

Missing Wall - Goes to Floor	3' X 6' 8"	Opens into LR
Door	2' 9" X 6' 8"	Opens into BR5
Missing Wall - Goes to Floor	3' X 6' 8"	Opens into HALLWAY
Window	2' 5" X 4'	Opens into Exterior
Door	2' 9" X 6' 8"	Opens into LAUNDRY_BR

DESCRIPTION	QTY	UNIT PRICE	TOTAL
*****CLEANING*****			
110. Clean the surface area	429.11 SF @	0.45 =	193.10
111. Clean window unit (per side) 3 - 9 SF	1.00 EA @	13.42 =	13.42
112. Clean door / window opening (per side)	6.00 EA @	16.54 =	99.24
113. Clean ceiling fan and light	1.00 EA @	33.06 =	33.06
114. Clean register - heat / AC	2.00 EA @	7.17 =	14.34
115. Clean ductwork - Interior (PER REGISTER)	2.00 EA @	37.17 =	74.34
116. Clean cabinetry - upper - inside and out	1.00 LF @	18.74 =	18.74
117. Clean cabinetry - lower - inside and out	10.67 LF @	18.74 =	199.96
118. Clean cold air return cover	1.00 EA @	11.06 =	11.06
119. Clean range hood	1.00 EA @	21.55 =	21.55
120. Clean countertop	25.33 SF @	0.94 =	23.81
121. Clean outlet or switch	8.00 EA @	4.42 =	35.36
122. Clean sink - double and faucet	1.00 EA @	33.04 =	33.04
*****APPLIANCES*****			
123. Range - electric - Reset	1.00 EA @	19.92 =	19.92
124. Refrigerator - Reset	1.00 EA @	26.56 =	26.56
*****CEILING*****			
125. R&R Smoke detector	1.00 EA @	81.03 =	81.03
126. Detach & Reset Ceiling fan & light	1.00 EA @	210.97 =	210.97



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CONTINUED - Kitchen

DESCRIPTION	QTY	UNIT PRICE	TOTAL
127. R&R Acoustic ceiling (popcorn) texture	223.33 SF @	1.67 =	372.96
128. Paint acoustic ceiling (popcorn) texture - 1 coat	223.33 SF @	0.75 =	167.50
*****WALLS*****			
129. R&R Wallpaper border	62.33 LF @	3.76 =	234.36
130. Prep wall for wallpaper	62.33 SF @	0.67 =	41.76
131. R&R Window blind - PVC - 1" - 7.1 to 14 SF	1.00 EA @	79.58 =	79.58
132. Paint door or window opening - 1 coat (per side)	6.00 EA @	22.05 =	132.30
133. 1/2" - drywall per LF - up to 4' tall	6.00 LF @	14.60 =	87.60
134. Seal/prime (1 coat) then paint (1 coat) the surface area	64.00 SF @	0.98 =	62.72
135. Paint the surface area - one coat	429.11 SF @	0.69 =	296.09
136. Baseboard - 3 1/4"	49.83 LF @	4.03 =	200.81
137. Seal (1 coat) & paint (1 coat) baseboard	49.83 LF @	1.50 =	74.75
*****CABINETS*****			
138. Install Cabinetry - lower (base) units	2.00 LF @	42.81 =	85.62
139. Install Countertop - flat laid plastic laminate	2.00 LF @	14.76 =	29.52
140. R&R Quarter round - 3/4" - stain grade	13.00 LF @	2.60 =	33.80
141. Stain & finish base shoe or quarter round	13.00 LF @	1.31 =	17.03
*****FLOOR*****			
142. Vinyl floor covering (sheet goods)	348.25 SF @	3.11 =	1,083.06
143. Screw down existing subfloor - eliminate floor squeaks	203.78 SF @	0.96 =	195.63
144. Underlayment - 1/4" lauan/mahogany plywood	203.78 SF @	1.74 =	354.58

BR3

Height: 8'

Window	2' 5" X 4'	Opens into Exterior
Window	2' 5" X 4'	Opens into HALL_CLOSET
Door	2' 9" X 6' 8"	Opens into KITCHEN2
Subroom: Closet (1)		
Door	2' 5" X 6' 8"	Opens into BR5

Height: 8'

DESCRIPTION	QTY	UNIT PRICE	TOTAL
*****CLEANING*****			
145. Clean the surface area	480.00 SF @	0.45 =	216.00
146. Clean door (per side)	4.00 EA @	9.13 =	36.52
147. Clean window unit (per side) 10 - 20 SF	2.00 EA @	19.17 =	38.34



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CONTINUED - BR3

DESCRIPTION	QTY	UNIT PRICE	TOTAL
148. Clean door / window opening (per side)	6.00 EA @	16.54 =	99.24
149. Clean door hardware	2.00 EA @	8.45 =	16.90
150. Clean ceiling fan and light	1.00 EA @	33.06 =	33.06
151. Clean baseboard	60.00 LF @	0.45 =	27.00
152. Clean register - heat / AC	1.00 EA @	7.17 =	7.17
153. Clean ductwork - Interior (PER REGISTER)	1.00 EA @	37.17 =	37.17
154. Clean closet organizer and rod	5.83 EA @	47.84 =	278.91
155. Clean outlet or switch	5.00 EA @	4.42 =	22.10
156. Clean disappearing (folding) stairway/attic ladder	1.00 EA @	41.63 =	41.63
*****CEILING*****			
157. Detach & Reset Ceiling fan & light	1.00 EA @	210.97 =	210.97
158. R&R Acoustic ceiling (popcorn) texture	120.11 SF @	1.67 =	200.59
159. Paint acoustic ceiling (popcorn) texture - 1 coat	120.11 SF @	0.75 =	90.08
160. Seal & paint folding stairway/attic access exterior panel	1.00 EA @	39.62 =	39.62
*****WALLS*****			
161. R&R Wallpaper border	10.00 LF @	3.76 =	37.60
162. Prep wall for wallpaper	10.00 SF @	0.67 =	6.70
163. R&R Window blind - PVC - 1" - 7.1 to 14 SF	2.00 EA @	79.58 =	159.16
164. Paint the surface area - one coat	480.00 SF @	0.69 =	331.20
165. Paint door or window opening - 1 coat (per side)	6.00 EA @	22.05 =	132.30
166. Paint baseboard - one coat	60.00 LF @	0.97 =	58.20
167. Paint door slab only - 1 coat (per side)	4.00 EA @	26.09 =	104.36
168. Seal & paint closet shelving - single shelf	1.00 EA @	52.21 =	52.21
*****FLOOR*****			
169. Screw down existing subfloor - eliminate floor squeaks	120.11 SF @	0.96 =	115.31
170. Carpet pad	120.11 SF @	0.61 =	73.27
171. Carpet	146.58 SF @	3.62 =	530.62

LR		Height: 8'
Door	2' 9" X 6' 8"	Opens into LAUNDRY_BR
Door	3' X 6' 8"	Opens into Exterior
Window	5' X 4'	Opens into Exterior
Door	2' 9" X 6' 8"	Opens into MBR



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Missing Wall - Goes to Floor

3' X 6' 8"

Opens into KITCHEN2

DESCRIPTION	QTY	UNIT PRICE	TOTAL
*****CLEANING*****			
172. Clean the surface area	444.00 SF @	0.45 =	199.80
173. Clean exterior door (per side)	1.00 EA @	18.08 =	18.08
174. Clean window unit (per side) 21 - 40 SF	1.00 EA @	25.57 =	25.57
175. Clean door / window opening (per side)	5.00 EA @	16.54 =	82.70
176. Clean door hardware	1.00 EA @	8.45 =	8.45
177. Clean ceiling fan and light	1.00 EA @	33.06 =	33.06
178. Clean register - heat / AC	2.00 EA @	7.17 =	14.34
179. Clean ductwork - Interior (PER REGISTER)	2.00 EA @	37.17 =	74.34
180. Clean outlet or switch	8.00 EA @	4.42 =	35.36
181. Clean thermostat	1.00 EA @	16.26 =	16.26
182. Clean door bell/chime	1.00 EA @	12.78 =	12.78
183. Clean baseboard	59.00 LF @	0.45 =	26.55
*****CEILING*****			
184. Smoke detector	1.00 EA @	65.97 =	65.97
185. Detach & Reset Ceiling fan & light	1.00 EA @	210.97 =	210.97
186. R&R Acoustic ceiling (popcorn) texture	209.06 SF @	1.67 =	349.13
187. Paint acoustic ceiling (popcorn) texture - 1 coat	209.06 SF @	0.75 =	156.80
*****WALLS*****			
188. R&R Wallpaper border	59.00 LF @	3.76 =	221.84
189. Prep wall for wallpaper	59.00 SF @	0.67 =	39.53
190. R&R Window blind - PVC - 1" - 20.1 to 32 SF	1.00 EA @	122.15 =	122.15
191. Paint the surface area - one coat	444.00 SF @	0.69 =	306.36
192. Baseboard - 3 1/4"	14.00 LF @	4.03 =	56.42
193. Seal (1 coat) & paint (1 coat) baseboard	14.00 LF @	1.50 =	21.00
194. Paint baseboard - one coat	45.00 LF @	0.97 =	43.65
195. Paint door or window opening - 1 coat (per side)	1.00 EA @	22.05 =	22.05
*****FLOOR*****			
196. Screw down existing subfloor - eliminate floor squeaks	209.06 SF @	0.96 =	200.70
197. Carpet pad	209.06 SF @	0.61 =	127.53
198. Carpet	244.25 SF @	3.62 =	884.19

Laundry/BR

Height: 8'

Window

2' 5" X 3'

Opens into Exterior

Door

2' 9" X 6' 8"

Opens into LR

Door

2' 9" X 6' 8"

Opens into KITCHEN2

DESCRIPTION	QTY	UNIT PRICE	TOTAL
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RestorePro Reconstruction

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CONTINUED - Laundry/BR

DESCRIPTION	QTY	UNIT PRICE	TOTAL
*****CLEANING*****			
199. Clean the surface area	265.33 SF @	0.45 =	119.40
200. Clean light fixture	1.00 EA @	13.47 =	13.47
201. Clean door (per side)	4.00 EA @	9.13 =	36.52
202. Clean window unit (per side) 3 - 9 SF	3.00 EA @	13.42 =	40.26
203. Clean door / window opening (per side)	3.00 EA @	16.54 =	49.62
204. Clean door hardware	2.00 EA @	8.45 =	16.90
205. Clean baseboard	26.92 LF @	0.45 =	12.11
206. Clean outlet or switch	5.00 EA @	4.42 =	22.10
207. Clean water heater	1.00 EA @	29.99 =	29.99
208. Clean floor	66.84 SF @	0.45 =	30.08
209. Clean floor	66.84 SF @	0.45 =	30.08
210. Clean toilet seat	1.00 EA @	5.99 =	5.99
211. Clean toilet	1.00 EA @	27.78 =	27.78
212. Clean tub and surround	1.00 EA @	45.53 =	45.53
213. Clean tub / shower faucet	1.00 EA @	17.90 =	17.90
214. Clean cabinetry - full height - inside and out	2.00 LF @	32.74 =	65.48
215. Clean medicine cabinet	1.00 EA @	17.91 =	17.91
216. Clean cabinetry - lower - inside and out	4.83 LF @	18.74 =	90.51
217. Clean countertop	9.67 SF @	0.94 =	9.09
218. Clean sink and faucet	2.00 EA @	22.04 =	44.08
219. Clean register - heat / AC	1.00 EA @	7.17 =	7.17
220. Clean ductwork - Interior (PER REGISTER)	1.00 EA @	37.17 =	37.17
*****APPLIANCES*****			
221. Washer/Washing machine - Reset	1.00 EA @	25.83 =	25.83
222. Dryer - Electric - Reset	1.00 EA @	19.92 =	19.92
223. Water heater - Reset	1.00 EA @	366.42 =	366.42
*****CEILING*****			
224. R&R Acoustic ceiling (popcorn) texture	94.80 SF @	1.67 =	158.32
225. Paint acoustic ceiling (popcorn) texture - 1 coat	94.80 SF @	0.75 =	71.10
226. Detach & Reset Light fixture	1.00 EA @	59.23 =	59.23
*****WALLS*****			
227. R&R Wallpaper border	44.67 LF @	3.76 =	167.96
228. Prep wall for wallpaper	44.67 SF @	0.67 =	29.93
229. Window blind - PVC - 1" - up to 7 SF	1.00 EA @	56.67 =	56.67
230. Paint the surface area - one coat	265.33 SF @	0.69 =	183.08
231. Paint door or window opening - 1 coat (per side)	2.00 EA @	22.05 =	44.10



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CONTINUED - Laundry/BR

DESCRIPTION	QTY	UNIT PRICE	TOTAL
232. Paint door slab only - 1 coat (per side)	4.00 EA @	26.09 =	104.36
233. Paint baseboard - one coat	26.92 LF @	0.97 =	26.11

MBR			Height: 8'
Door	2' 5" X 6' 8"	Opens into BEDRM1_CLST	
Door	2' 9" X 6' 8"	Opens into LR	

DESCRIPTION	QTY	UNIT PRICE	TOTAL
*****CLEANING*****			
234. Clean the surface area	528.00 SF @	0.45 =	237.60
235. Clean door (per side)	4.00 EA @	9.13 =	36.52
236. Clean window unit (per side) 10 - 20 SF	3.00 EA @	19.17 =	57.51
237. Clean door / window opening (per side)	7.00 EA @	16.54 =	115.78
238. Clean door hardware	2.00 EA @	8.45 =	16.90
239. Clean ceiling fan and light	1.00 EA @	33.06 =	33.06
240. Clean baseboard	66.00 LF @	0.45 =	29.70
241. Clean register - heat / AC	2.00 EA @	7.17 =	14.34
242. Clean ductwork - Interior (PER REGISTER)	2.00 EA @	37.17 =	74.34
243. Clean electrical breaker panel	1.00 EA @	13.51 =	13.51
244. Clean outlet or switch	5.00 EA @	4.42 =	22.10
245. Clean closet organizer and rod	5.83 EA @	47.84 =	278.91
*****CEILING*****			
246. Detach & Reset Ceiling fan & light	1.00 EA @	210.97 =	210.97
247. R&R Acoustic ceiling (popcorn) texture	155.06 SF @	1.67 =	258.95
248. Paint acoustic ceiling (popcorn) texture - 1 coat	155.06 SF @	0.75 =	116.30
*****WALLS*****			
249. R&R Wallpaper border	66.00 LF @	3.76 =	248.16
250. Prep wall for wallpaper	66.00 SF @	0.67 =	44.22
251. R&R Window blind - PVC - 1" - 7.1 to 14 SF	3.00 EA @	79.58 =	238.74
252. Paint the surface area - one coat	528.00 SF @	0.69 =	364.32
253. Paint door or window opening - 1 coat (per side)	6.00 EA @	22.05 =	132.30
254. Paint baseboard - one coat	66.00 LF @	0.97 =	64.02
255. Paint door slab only - 2 coats (per side)	4.00 EA @	39.42 =	157.68
256. Seal & paint closet shelving - single shelf	1.00 EA @	52.21 =	52.21



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CONTINUED - MBR

DESCRIPTION	QTY	UNIT PRICE	TOTAL
*****FLOOR*****			
257. Screw down existing subfloor - eliminate floor squeaks	155.06 SF @	0.96 =	148.86
258. Carpet pad	155.06 SF @	0.61 =	94.59
259. Carpet	180.50 SF @	3.62 =	653.41

Hall Closet			Height: 8'
Door	2' 5" X 6' 8"	Opens into HALLWAY	
Window	2' 5" X 4'	Opens into BR5	

DESCRIPTION	QTY	UNIT PRICE	TOTAL
*****CLEANING*****			
260. Clean door (per side)	2.00 EA @	9.13 =	18.26
261. Clean door hardware	1.00 EA @	8.45 =	8.45
262. Clean door / window opening (per side)	2.00 EA @	16.54 =	33.08
*****CEILING*****			
263. Light fixture	1.00 EA @	75.10 =	75.10
264. Light bulb - Incand. standard bulb - 1000 hr - mat. only	1.00 EA @	1.08 =	1.08
265. 1/2" drywall - hung, taped, floated, ready for paint	26.67 SF @	2.56 =	68.28
266. Seal/prime (1 coat) then paint (1 coat) the surface area	26.67 SF @	0.98 =	26.14
*****WALLS*****			
267. 1/2" drywall - hung, taped, floated, ready for paint	170.67 SF @	2.56 =	436.92
268. Batt insulation - 4" - R13 - unfaced batt	32.00 SF @	0.89 =	28.48
269. Seal/prime (1 coat) then paint (1 coat) the surface area	170.67 SF @	0.98 =	167.26
270. Baseboard - 3 1/4"	21.33 LF @	4.03 =	85.96
271. Seal (1 coat) & paint (1 coat) baseboard	21.33 LF @	1.50 =	32.00
272. Paint door slab only - 2 coats (per side)	2.00 EA @	39.42 =	78.84
273. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA @	32.50 =	65.00
*****FLOOR*****			
274. Carpet pad	26.67 SF @	0.61 =	16.27
275. Carpet	48.33 SF @	3.62 =	174.95
276. Screw down existing subfloor - eliminate floor squeaks	26.67 SF @	0.96 =	25.60



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Grand Total Areas:

4,273.38	SF Walls	1,563.47	SF Ceiling	5,836.85	SF Walls and Ceiling
1,498.24	SF Floor	166.47	SY Flooring	512.70	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	577.70	LF Ceil. Perimeter
1,498.24	Floor Area	1,701.17	Total Area	4,273.38	Interior Wall Area
1,710.00	Exterior Wall Area	190.00	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		



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Summary for Dwelling

Line Item Total	40,573.32
Mat Tax (Rpr/Maint)	4.35
Subtotal	40,577.67
Overhead	4,057.81
Profit	4,057.81
Total Tax	2,807.74
Replacement Cost Value	\$51,501.03
Net Claim	\$51,501.03

Cora S. Hair
Estimator



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Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	Material Sales Tax (7%)	Laundry & D/C Tax (7%)	Manuf. Home Tax (4.75%)	Storage Rental Tax (7%)	Local Food Tax (2%)	Total Tax (7%)	Mat Tax (Rpr/Maint) (7%)
Line Items									
	4,057.81	4,057.81	0.00	0.00	0.00	0.00	0.00	2,807.74	4.35
Total	4,057.81	4,057.81	0.00	0.00	0.00	0.00	0.00	2,807.74	4.35



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Recap by Room

Estimate: LANCE_BLACK-RCN		
General Conditions	235.16	0.58%
Area: Main Level	442.76	1.09%
Den	5,083.32	12.53%
Hallway	3,740.20	9.22%
BR1	9,307.12	22.94%
Bath2	633.62	1.56%
BR2	2,961.32	7.30%
Kitchen	4,659.17	11.48%
BR3	2,996.23	7.38%
LR	3,375.58	8.32%
Laundry/BR	2,082.17	5.13%
MBR	3,715.00	9.16%
Hall Closet	1,341.67	3.31%
Area Subtotal: Main Level	40,338.16	99.42%
Subtotal of Areas	40,573.32	100.00%
Total	40,573.32	100.00%



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Recap by Category

O&P Items	Total	%
APPLIANCES	92.23	0.18%
CABINETS	115.14	0.22%
CLEANING	4,678.17	9.08%
GENERAL DEMOLITION	235.16	0.46%
DOORS	654.98	1.27%
DRYWALL	5,273.35	10.24%
ELECTRICAL	1,106.26	2.15%
FLOOR COVERING - CARPET	5,784.73	11.23%
FLOOR COVERING - VINYL	2,754.64	5.35%
FINISH CARPENTRY / TRIMWORK	2,068.61	4.02%
FINISH HARDWARE	290.70	0.56%
FRAMING & ROUGH CARPENTRY	1,225.22	2.38%
HEAT, VENT & AIR CONDITIONING	18.19	0.04%
INSULATION	1,170.16	2.27%
LIGHT FIXTURES	1,990.27	3.86%
PLUMBING	366.42	0.71%
PAINTING	8,226.20	15.97%
WINDOW TREATMENT	1,495.21	2.90%
WALLPAPER	3,027.68	5.88%
O&P Items Subtotal	40,573.32	78.78%
Mat Tax (Rpr/Maint)	4.35	0.01%
Overhead	4,057.81	7.88%
Profit	4,057.81	7.88%
Total Tax	2,807.74	5.45%
Total	51,501.03	100.00%

